

Environmental Justice & Citizen Participation

Terrie Boguski
Kansas State University
Technical Assistance to
Brownfields (TAB) communities
August 29, 2007

Brownfields – past and present

- Is there past environmental injustice associated with your brownfield?
 - Redevelopment of brownfields may help rectify past environmental injustices
- Could your project create environmental injustice?
 - Environmental justice requires citizen participation in decision-making
 - engage the community early and often



What is environmental justice?

- “no community should be subject to a disproportionate amount of environmental hazards such as toxic emissions or excessive noise from factories, airports, highways, and other facilities”
- “being poor or a minority shouldn't justify one having to live in a dangerous environment”

EPA Region 8

Rules and regulations

- Environmental acts, rules, and regulations are influenced by Environmental Justice (EJ) guidelines within federal agencies

Executive Order 12898

- Foster non-discrimination
 - in programs affecting health or environment
- Encourage greater opportunities
 - for minority or low-income communities to participate in decisions
- Created the Interagency Working Group on Environmental Justice
- Required federal agencies to do additional research on environmental justice issues
- Described how existing laws could be used to address environmental justice issues

Potential EJ legislative authorities

- SUPERFUND
 - Comprehensive Environmental Response Compensation and Liability Act
 - Emergency Planning and Community Right to Know Act
- Safe Water Drinking Act
- Toxic Substances Control Act
- Federal Water Pollution Control Act
- Federal Insecticide, Fungicide, and Rodenticide Act
- Marine Protection, Research, and Sanctuaries Act
- National Environmental Policy Act

EJ Issues may be addressed with operating permits

- Resource Conservation and Recovery Act (RCRA)
 - Hazardous Waste Treatment, Storage and Disposal
- Clean Water Act (CWA)
 - State Water Quality Standards
 - National Pollution Discharge Elimination System Permits
 - Section 404 of CWA- Army Corps of Engineers
- Clean Air Act (CAA)
 - New Source Review
 - Title V- permits from stationary sources
 - Tribal Air Rule (40 CFR Part 71)

Brownfields

- Generally, brownfields redevelopment mitigates EJ concerns
 - Infrastructure improvements are made; property values increase; amenities are added
- Possible exceptions:
 - Affordable housing issues, such as increased property taxes for those on fixed or low incomes
 - Community doesn't support re-zoning for a planned future use
 - Planned future use infringes on neighborhood identity or culture

How can local government promote environmental justice?

- Write and execute a community involvement plan for each brownfields project
 - Set measurable goals
 - Be accountable for reaching the goals
- Investigate EJ issues before you start planning for reuse or redevelopment; don't plan without citizen participation
- Engage community leaders to help
- Be aware that people in the community may not feel that participation is worthwhile due to past experience. It takes time and effort to overcome this mindset.

Evaluate potential EJ issues

1. Know the community
 - Who is 'the community'?
 - What is the community history?
 - What are the demographics?

Evaluate potential EJ issues

2. Identify current disproportionate environmental impacts

- Describe any potential or actual adverse health or environmental effects/impacts.
- What evidence exists to describe these effects/impacts?
- Is there compliance with environmental laws?

Evaluate potential EJ issues

3. Identify possible benefits and burdens of the proposed brownfield redevelopment project
 - What benefits, direct and indirect - economic, social, cultural, environmental, health - will result from the proposed action?
 - What burdens, direct and indirect - economic, social, cultural, environmental, health – will result from the proposed action?
 - What stakeholder groups are already involved?

Evaluate potential EJ issues

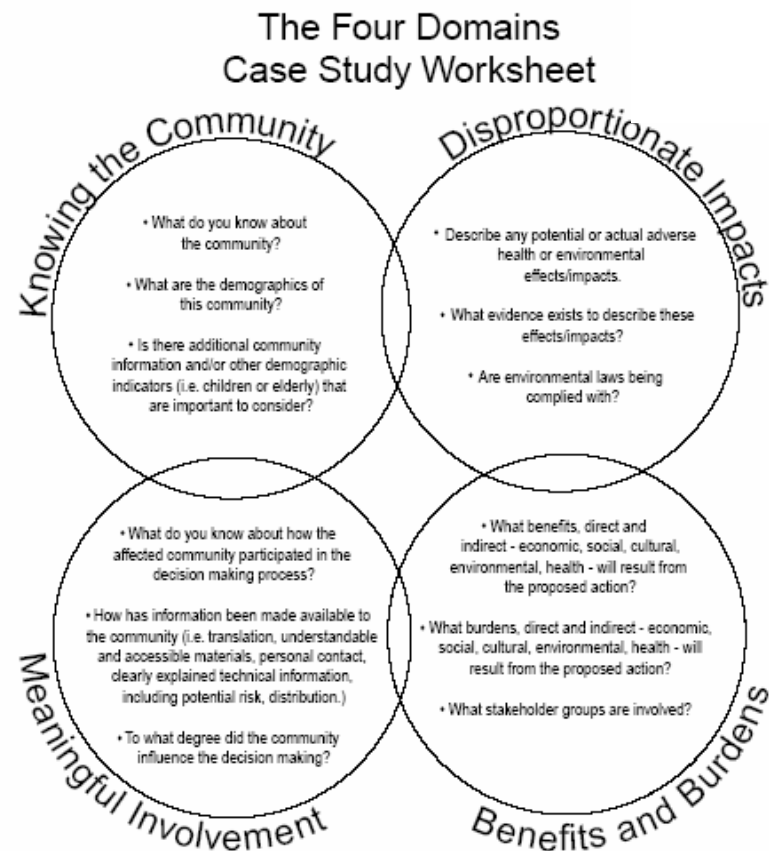
4. Promote meaningful community involvement in the decision-making
 - How will the affected community participate in the decision making process?
 - How will information be made available to the community (i.e. translation, understandable and accessible materials, personal contact, clearly explained technical information, distribution.)
 - To what degree will the community be encouraged to influence the decision making?
How will they be encouraged?

Adapted from...

A worksheet from
EPA's EJ Training
Collaborative

EJ Fundamentals Course Handout

Unit 9: Case Review



Resources

- Demographics
 - FedStats at <http://www.fedstats.gov/>
 - Local studies, reports
- Local history
 - Local libraries, museums
 - Local historian
 - Historical societies

Resources

- Evidence of environmental impacts
 - Phase I or II environmental site assessment reports
 - Public records of environmental releases
 - Notices of violations of environmental laws
 - Recorded or public complaints about environmental conditions

Resources

- Potential benefits and burdens
 - City planners
 - Health officials
 - Economic experts
 - Social workers
 - Community representatives

EJ for brownfields summary

- Brownfields redevelopment should include:
 - Evaluation of existing EJ issues
 - Plans to mitigate any existing environmental injustice
 - Prevention of future environmental injustice
 - Community involvement

Citizen participation promotes EJ

- Effective citizen participation improves the chances for a long-term, sustainable brownfields project, and lessens the chances for disruption to answer questions or revise plans due to community concerns.
- Citizen participation early in the project is cost-effective planning.
- EJ issues can be addressed as part of the communication process.

Why engage the community?

- The redevelopment process is complex and unpredictable.
- Too often, community input is forgotten in the process of evaluating technical, economic and political requirements. Critical information may be overlooked.
- Sometimes elected officials and business representatives don't fully understand community interests.
- Early involvement helps avoid contention later.

Who represents the community?

- Don't overlook a group of stakeholders; work to involve all stakeholders
 - Elected officials
 - Business representatives
 - Adjacent site owners
 - Neighborhood organizations
 - Local churches, garden clubs, youth organizations
 - Nearby residents



How to engage the community?

Increasing Stakeholder Participation



- Inform
 - Flyers
 - News articles
 - Publish meeting notes
- Solicit input
 - Mail-in surveys
 - Phone surveys
 - Meetings with key community representatives
- Participatory Planning
 - Public meetings
 - Charettes
 - Visioning workshops

Community Visioning

- A creative process empowering and inspiring people to move forward in partnership with government, businesses, developers, and other stakeholders
- A strategic planning process that values input from all stakeholders
- Explore community development options through community meetings, small group discussions, charrettes, and workshops.
- Stakeholders visualize development options.

Case Study – Newburg, MO

Population – 500

- Median resident age: 39.5 years
- Median household income: \$18,000
- Median house value: \$27,300

- Median household income **significantly below** state average.
- Median house value **significantly below** state average.
- Unemployed percentage **above** state average.
- House age **above** state average.
- Number of college students **below** state average.

Case Study – Newburg, MO

Newburg, Missouri, (pop 500)

- Home to a former railroad roundhouse, which is adjacent to the Little Piney River.
- The Newburg Community Revitalization Program Group (NCRPG) is committed to revitalizing their community to stimulate economic opportunities, newer housing stock, and improving community cohesion.



Community representatives

- City government (mayor and former mayor)
- Business owners
- Local school officials
- Interested citizens
 - Organized into small committees charged with research of specific revitalization issues

Initial Revitalization Plans

- The NCRPG purchased the Huston House
- The first building in Newburg.
- A hotel/restaurant to give workers a place to sleep, eat, and relax between shifts.
- Future plans – community center that preserves part of Newburg's heritage and serves as the anchor for a planned adjacent park



Initial Revitalization Goals

- Create a community-wide vision and plan for revitalization and improvement.
- Revitalize the area by capitalizing on the natural environment and outdoor recreation opportunities.

A Visioning Workshop

Workshop Goals

- Validate and prioritize existing NCRPG committee ideas for economic improvement
 - Committee topics included brownfields, school issues, downtown development, transportation, bike trails, festivals, and museum
- Create a priority list of amenities for a park on railroad property the NCRPG plans to purchase

Getting Started - Pin the Map

Purpose

- Create connections between community members
- Identify who's missing from the process
 - Are areas or segments of the community not represented?

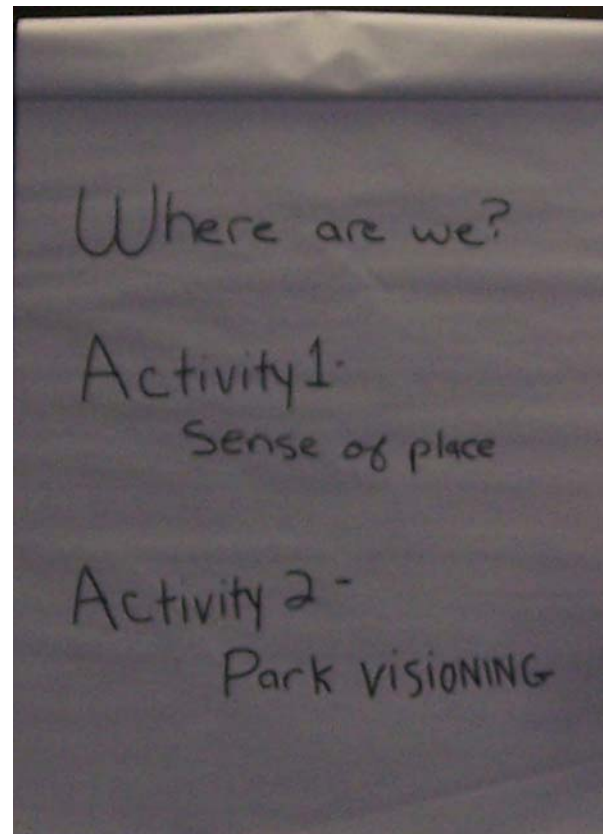


Review progress

- Participants were asked to recall what activities they had participated in during the last session
- Facilitator gave a brief overview of the planning and design process, current status, and goals for this workshop

Review the agenda

- People are more comfortable participating in an unfamiliar activity if they know that it will proceed in a logical and orderly manner.



Goals for this session

1. Generate, capture, and prioritize ideas for improving under-utilized property in the overall community
2. Generate, capture, and prioritize ideas for the redevelopment of the railroad-owned brownfield site into a park

Activity 1 – Sense of Place

- Committees presented their previous ideas
- Additional ideas were solicited in a large group format
 - “When someone hears the name Newburg, what image or images do you want in that person’s mind?”



Vote the priority items

- A composite list was developed
- Participants voted for their top 5 priority items
- Results were tallied and reported

Results

Top Five Priorities for Under-utilized Property

Item	Votes
Encourage business development	21
Historical connection to the railroad	15
Utilize the waterway (Lil' Piney)	13
Build a river walk	12
Enhance the historical downtown	10

Activity 2 – Park Visioning

- Small group discussion
 - what would you like to see in the park?
- Maps of the site and colored markers
 - participants draw or list their ideas for the park



Vote for priority items

- Each group presented their ideas
- A composite list was developed
- Participants voted for their top 5 priority items
- Results were tallied and reported



Results

Top Five Priorities for Park Amenities

Item	Votes
Walking trail	14
Amphitheatre	13
Roundhouse museum	11
Track	10
Softball fields	9



Workshop Accomplishment

- A democratic process to expand and prioritize the different elements of the initial vision and goals.
- An open discussion about how a potential asset in their community could be utilized for the benefit of all.
- Progress towards consensus-based goals.

Positive community participation = positive media reports

THE KANSAS CITY STAR • 10LA
Wednesday, May 10, 2006

OLATHE

www.kansascity.com 3

Vision for tainted site is cleaner and greener

By BRANDON BABCOCK
The Kansas City Star

With predictions still putting years between a fenced-in field and a community asset, neighbors gathered recently to see how the future looks for the former home of Chemical Commodities Inc.

The Environmental Protection Agency (EPA) is coordinating remediation of millions of dollars of environmental damage from leaking chemical containers at the Loula and Blake Street site.

Mary Peterson, an engineer with the EPA, said spring of 2008 would be an optimistic projection to turn the abandoned — and still tainted — land into a clean park. The lengthy delay is because its owner has essentially abandoned the land, leaving the EPA to search for other parties who may have contributed.

Meanwhile, with help from Kansas State University and the Midwest Hazardous Substance Research Center, a brighter view is coming into focus.

Clarence Oxendine, a K-State student under the advisement of Professor La Barbara WigFall, has put together a concept plan, hoping to beautify the area and leave a reminder to future generations. It's the neighbors' plan, Oxendine said. The landscape architecture student is just painting the visual.

The image at right depicts a kiosk that would educate passersby about the tainted Chemical Commodities site and its cleanup process. At far right is how the piece of land might look once cleanup is finished.

Cleaning up after CCI

Remediation has not yet begun at the former Chemical Commodities site at Loula and Blake streets, but when groundwater and soil has been cleaned, it's hoped the site can become an open park.

GOALS

- Keep it passive to maintain the neighborhood's privacy.
- Beautify the area.
- Provide a barrier from the railroad tracks.
- Pick hearty plants and grasses that will help to naturally detoxify the soil.
- Keep the upkeep cheap.

KEY FEATURES

- Natural barrier on the northern portion with dense growth, shrubs and trees.
- Eastern barricade to keep people away from the adjacent BNSF Railway tracks; trees would provide an additional sound buffer, and thick undergrowth would provide a physical deterrent.
- Ornamental street trees along Blake, like Red Maples, would add color.
- Southern tip of the site would feature a plaque, column or kiosk telling the story of what happened there, serving as an educational tool.

TO GIVE INPUT OR FOR MORE INFO

Call Alice Snider at the city of Olathe at (913) 971-8784, or visit the Midwest Hazardous Substances Research Center Web site at www.engg.ksu.edu/CHSR/outreach/tosc/sites/olathe.html.



Courtesy of Clarence Oxendine



Tools to get started

SMARTe - Community Involvement - Windows Internet Explorer

File Edit View Favorites Tools Help

http://www.smarte.org/smarte/resource/sn-community.xml?page=1

Google

SMARTe - Community Involvement

Home Feeds (1) Print Page Tools

SMARTe²⁰⁰⁷

A Revitalization Decision Support Tool

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Getting Started
Site Description
Future Land Use
Community Involvement
Environmental Management
Liability
Financial Analysis
Sources of Money
Project Schedule
Other

Home Schematic Tools Case Studies Links Help Tutorial PDF

Community Involvement

[Feedback](#)

Next

Overview

[Feedback](#)

Many revitalization projects are the beginning of an entire community renewal. The long-term benefits of these projects can include the creation of more jobs, improvement in community relations, community empowerment, heightened economic status, and enhancement of the quality of life in the neighborhood. This section discusses [Description and Demographics](#), [Communication](#), and [Guidance and Tools](#) related to community involvement.

To this end, community involvement should be used to generate not only ideas for revitalization projects and their implementation, but also ideas to further improve existing project features. Revitalization can be facilitated and enhanced by finding out what the community needs, what will benefit the community, what has been tried in the past, and what could be done to improve past ideas. This also gives community members an opportunity to provide their opinions and become involved in the revitalization process.

Knowing that a revitalized site is nearly always a part of a much bigger picture, it is important to have knowledge about the surrounding community, culture, and history before any revitalization begins. A thorough community assessment will:

- Define the community
- Gain useful information on the current economic status, crime and census reports, education systems, and existing stigmas
- Help the community identify its goals
- Help establish what efforts can be supported to help meet community goals
- Bring forward possible stakeholders
- Establish community leaders who can be helpful voices in the planning process
- Determine if the reuse or demolition will benefit the community
- Gain community interest and aid
- Establish the need for open space and affordable housing
- Identify infrastructure and transportation issues

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Federal Ministry of Education and Research

INTERSTATE COUNCIL OF TECHNOLOGY REGULATORY AGENCIES

Tools to get started

http://www.engg.ksu.edu/CHSR/outreach/resources/docs/6PlanningforCommunityInvolvement031507.pdf - Windows Internet Explorer


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Environmental Science and Technology Briefs for Citizens

Center for Hazardous Substance Research

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Issue 6
March 2007

Brownfields Resources

Planning for Community Involvement

Terrie K. Boguski, P.E.

Community involvement is a key component of successful brownfields redevelopment programs. A community outreach plan is an effective tool for managing community involvement activities. The purpose of this guide is to help those who wish to develop and implement a community outreach plan.

Your community outreach plan should be appropriate for the size of your program. Cities with larger, more extensive brownfields programs may expect to have a more extensive long-term community outreach plan. Smaller neighborhoods and stakeholders, and all income and age groups. The following are potential ways to announce meetings and activities:

- newspapers
- community newsletters
- notices displayed in stores, libraries, churches, community bulletin boards, and other public locations
- announcements on community television programs
- telephone calls or direct mailings to non-governmental organizations, and community groups in the area

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Community participation summary

- Encourage community involvement
 - Personal invitations
 - Door-to-door information
 - Neighborhood newsletters
 - Local newspapers
 - Local radio
- Use appropriate tools to engage the community



Brownfields Resources

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Your community outreach plan should be appropriate for the size of your program. Cities with larger, more extensive brownfields programs may expect to have a more extensive long-term community outreach plan. Smaller cities, towns, or non-profit organizations may need a less extensive, shorter term community outreach plan. At a minimum, your plan should demonstrate a commitment to open, two-way communication with the people living or working near the brownfields property being evaluated or targeted for redevelopment.

Goals, Activities, and Schedule

Make a plan and specify what outreach activities will be implemented. Use a timeline to indicate when community outreach activities will occur. Allow time to prepare for successful events. Program evaluation and specific techniques for evaluating each activity should be included in your planning.

Activities could include public meetings, brownfields redevelopment workshops, and/or site visits (if the site is considered safe for visiting). Meetings should be scheduled well in advance and at times that are convenient for community participants. This may mean holding meetings during the evening or other times outside of typical business hours. It also includes seeking input from stakeholders, especially potential community participants as to when and where meetings will be held. Distribute information on meetings and other activities in a manner that encourages participation. Announcements and notifications should be targeted toward all potentially affected

neighborhoods and stakeholders, and all income and age groups. The following are potential ways to announce meetings and activities:

- newspapers
- community newsletters
- notices displayed in stores, libraries, churches, community bulletin boards, and other public locations
- announcements on community television programs
- telephone calls or direct mailings to non-governmental organizations, and community groups in the area
- door-to-door personal invitations

You may wish to work on a mutually agreeable schedule for meetings and other activities in an initial meeting. If your program is large, it may be appropriate to set up subgroups to meet on specific topics, or to organize community activities which will increase community interest and participation in brownfields redevelopment decisions.

Who Is the Community?

Avoid defining the community too narrowly or targeting only selected groups for participation in your community outreach activities. Use an "open admissions" policy that allows good faith participation of any interested individual or group. Potential community participants include the following:

- local residents
- local businesses
- neighborhood associations
- school, religious, civic, and other non-government organizations;
- healthcare providers, and police and fire departments
- elected or appointed officials
- people in other neighborhoods or the larger community who may visit the site or have an interest in redevelopment of the site

Education and Information for the Community

After preparation of a community outreach plan, consider in detail the initial steps that will be taken to provide brownfields education and site-specific information to the community. The community will need adequate background information to participate or provide input to decision making. Many interested members of the community are likely to have little, if any, knowledge of the background, history, or redevelopment options for the targeted area or property.

A critical first step in establishing a meaningful dialogue is to provide the community with background information to help individuals identify issues that are relevant and important to them. The community needs to know what decisions are already made and what decisions their input will affect. You should provide this information in a format that community representatives can understand. Often it is helpful to use more than one format – verbal presentations accompanied by written handouts, for example. If members of the community are not native English speakers, providing translators and/or written materials in the native language of the community may be useful. This educational component of the outreach program may be accomplished by using several of a variety of activities or tools:

- educational workshops
- informational meetings
- community day or fair to bring together different age groups
- bus or walking tours of the site
- visual-aids – maps, pictures, or conceptual drawings
- summaries of important documents – environmental reports, plans, etc.

Focus for Community Dialogue

Communication is a two-way process. You need to provide information to the community, and the community needs to provide information to you. Community representatives and other stakeholders should be invited to jointly decide what topics and issues need discussion, more explanation, or further study. Information generated as the result of community requests should be presented in a format

readily understood by or explained to the community. The following questions may be asked by stakeholders:

- Are there any known immediate safety or health concerns?
- Are there immediate plans for securing the site, and/or removing debris or contamination?
- What is the compliance status with environmental and health and safety regulations?
- Are there already plans for redevelopment?
- Will zoning for the site change?
- What is the timeline for activities on the site?
- How will my participation affect the future of this property?

Community Outreach Program Evaluation

You should develop a system to continually evaluate the effectiveness and relevancy of your community outreach program. Possible options include obtaining feedback from community members who participate in community outreach meetings and activities by distributing questionnaires and conducting informal interviews. Include a description of your process for evaluating the effectiveness of your program in your community outreach plan. Set up a system that protects the identity and privacy of individuals who participate in evaluation activities.

Additional Resources

U.S. Environmental Protection Agency. **Community Involvement Handbook**. EPA 540-K-05-003. April 2005.

Wigfall, La Barbara and Wendy Griswold. “Community Participation in Brownfield Redevelopment: A Collaborative Process Affecting the Interests of All Stakeholders.” Kansas State University. <http://www.engg.ksu.edu/chsr/outreach/resources/docs/compart.pdf>

ABOUT THE AUTHOR

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Exercise #4 (Agenda Item #21):Citizen Participation/Community Involvement Plan

Please design a citizen participation/community involvement plan for the redevelopment of your site. Consider the following questions as you form the plan:

- 1) Should the community living in the vicinity of the site be informed regarding redevelopment plans at an early stage? When?
- 2) Should the community be solicited for thoughts regarding types of development? If so, how should this be memorialized?
- 3) Should there be any requirements placed on incoming businesses regarding hiring within the community? Wages?
- 4) Should the city provide job training in order to provide a local workforce?
- 5) Should developers provide job training to the community?

BLUE VALLEY

Neighborhood Assessment Report

Neighborhood Workshop Date: June 17, 1999



FOCUS Kansas City
City Planning and Development Department
City of Kansas City, Missouri

City of Fountains



Heart of the Nation

SERVICE	AGENCY OR CITY DEPARTMENT	PHONE
City-related Complaints	Action Center	274-2222
Abandoned Cars on Private Property	Neighborhood and Community Services	871-3800
Abandoned Cars on Public Property	Kansas City, MO Police Department	234-5000
Abandoned Homes	Neighborhood and Community Services	871-3800
Air Quality	Health Department	983-4301
Animal Control	Neighborhood and Community Services	871-5900
Building Permits	Codes Administration	274-1562
Bulky Item Pick Up	Environmental Management	274-1811
Curb Reconstruction	Public Works	274-1468
Dangerous Buildings/ Demolition	Neighborhood and Community Services	871-3800
Housing Code Violations	Neighborhood and Community Services	871-3800
Illegal Dumping	Environmental Management	274-2200
Neighborhood Assistance/ Services	Neighborhood and Community Services	274-1851
Paint Program	Neighborhood and Community Services	274-1851
Parks and Community Centers	Board of Parks and Recreation	871-5600
Pothole Hotline	Public Works	871-3326
Senior Citizen Transportation	Share-a-Fare/Area Transportation Authority	842-9070
Sewers - Problems	Water Department After Hours	274-2800 274-1256
Sidewalks - Repair	Public Works	274-2333
Storm Drains	Water Department	274-2800
Street Light Repairs	Kansas City Power and Light	654-1400
Weatherization Program	Housing and Community Development	274-1211

THE VISION OF FOCUS KANSAS CITY

We, as Kansas Citians, envision our city as a people-centered community. From economic development to the readability of street signs, we consider people first. Kansas City shapes and guarantees its future by examining first and foremost the impact of every decision on future generations.

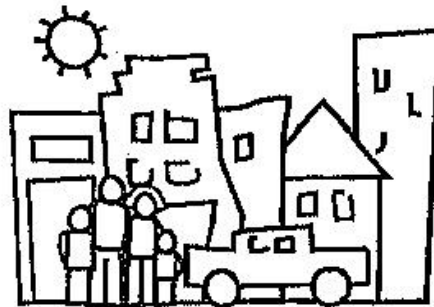
We, as Kansas Citians, are full of hope. We demonstrate this hope through our investment in our families, our homes, our neighborhoods, our schools, our businesses and our city.

For more information about **FOCUS Kansas City**:

- call the office at 513-2822,
- visit www.kcmo.org/focus/, or
- e-mail focus@kcmo.org.

To reach the Neighborhood Assessment Team, call 513-2909.

FOCUS - Forging Our Comprehensive Urban Strategy



FOCUS KANSAS CITY

AND

NEIGHBORHOOD

ASSESSMENTS



FOCUS Kansas City, Kansas City's strategic and comprehensive plan, recognizes that neighborhoods understand best how to direct their own futures. The first initiative in the *FOCUS Neighborhood Prototypes Plan* is a strategic assessment that enables a neighborhood to evaluate its strengths and needs. Through the assessment process, a neighborhood can direct its assets towards its most critical needs. The *FOCUS Neighborhood Prototypes Plan* identifies the assessment format.

There were two objectives for this neighborhood assessment:

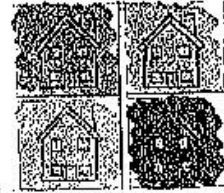
1. Self-identify its **neighborhood type** from the *FOCUS Neighborhood Prototypes Plan*.
2. Develop **improvement strategies** that will direct neighborhood improvement, a "To Do" list incorporating participation by the neighborhood, community partners, and the City.

This community conducted the neighborhood assessment workshop with assistance from City staff. Residents, business people and people who work in local institutions provided input. These community members mapped their community, and identified assets and priority issues in their neighborhood.



Workshop participants learn about resources in their neighborhood

NEIGHBORHOOD TYPE



The *FOCUS Neighborhood Prototypes Plan* recognizes that not all neighborhoods in Kansas City are the same. The character and condition of neighborhoods vary according to their age, history, type of housing and other factors. Each neighborhood has different strengths and opportunities. Each neighborhood has different assets and priorities, driving different strategies. *FOCUS* developed four unique neighborhood types that generally describe Kansas City neighborhoods. The four neighborhood types (assigned the colors Blue, Orange, Purple and Green in the neighborhood assessment workshop) are:

Developing Conservation Stabilization Redeveloping

Each neighborhood type suggests what actions are required for a neighborhood to become or stay healthy. The assessment is a beginning point from which the neighborhood can move forward and achieve quality living environments through a commitment to continuous improvement. The descriptions for these four Neighborhood Types are contained in the *FOCUS Neighborhood Prototypes Plan, Appendix A, "General Neighborhood Descriptions/Types."*

In the assessment, the neighborhood defined the tools, actions and strategies for improving the neighborhood. The community will use this information to strategically apply public and private resources in a way that is based on the existing conditions, trends, opportunities, strengths and needs. Once other neighborhoods identify their Type, then similarly Typed Kansas City neighborhoods can connect and partner around common issues and projects and assist each other with developing their organizations.



Neighbors discuss the positive aspects of their neighborhood

IMPROVEMENT STRATEGIES

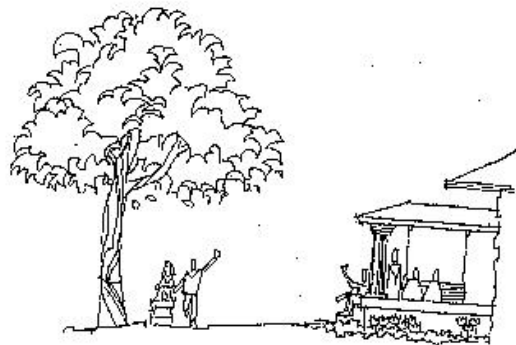


Members of the Blue Valley neighborhood gathered on Thursday evening, June 17, 1999 at the McCoy Elementary School for their neighborhood self-evaluation workshop. The workshop was an opportunity for the residents, institutions and business to look at the place where they live and work as an interconnected community. They engaged in several workshop exercises, including an exercise on "Thinking About Truman Road," in which they listed development ideas about Truman Road that would compliment their neighborhood. They also voted on their neighborhood type:

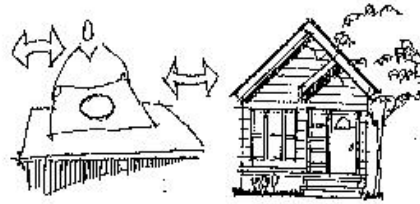
The residents and other community participants discussed their concerns about their neighborhood with reference to vacant houses/lots, absentee landlords, lack of property maintenance, housing code enforcement, criminal activity, and infrastructure enhancements, including the reopening of the 23rd Street Bridge and street improvements to Manchester Avenue. Most of the workshop participants have been working on the Blue Valley Plan that commenced in 1996. The City's FOCUS Plan will combine both plans.

The Blue Valley residents identified their neighborhood as a Redeveloping area. In particular, they were concerned about increasing the value of their homes, attracting more homeowners as opposed to tenants that rent the homes, better maintenance of public sidewalks, curbs, and increasing public services such as bulky item pick-up and cleaning up illegal dumping sites. The participants are also interested in the upcoming Truman Road Corridor study and how they can move forward to improve Truman Road.

Those in attendance are willing to continue their work with City Government, community partners such as Kauffman Foundation and St. Paul's School of Theology and others, as they look toward a better Blue Valley neighborhood.



PRIORITIES



The following themes were the result of the workshop participants' ideas concerning ways to improve their neighborhood. These themes are also mentioned in the Blue Valley Neighborhood Plan (1996).

Maintain and Improve the Housing Market

Participants were very concerned about the housing market value in their neighborhood. They want to improve the single-family residential character of their neighborhood. They suggested these actions:

- Enforce the housing codes to discourage the deterioration of the housing stock
- Demolish houses that conditions are unsuitable for rehabilitation
- Streamline the process for finding owners of abandoned houses
- Market houses for homeownership instead of allowing landlords to purchase them as rental property

Maintain and Improve City Services

Blue Valley residents want to see more public works improvements done in their neighborhoods. They suggested these actions:

- Complete the repairs and improvements to the 23rd Street Bridge and Manchester Trafficway
- Request the Water Services Department to repair and clean catch basins and sewers, especially the sewers and catch basins along Truman Road that flood with each rainfall
- Install new curbs and sidewalks throughout the Blue Valley Neighborhood

Eliminate Criminal Activity

The workshop participants want to continue to see crime against persons and property decrease in the neighborhood. They suggested these actions:

- Continue to work with the East Patrol Division Police Officers in reporting criminal activity
- Increase awareness and resident participation in crime prevention strategies
- Improve the physical conditions of the houses, businesses, and institutions in the neighborhoods that will deter criminal activity and enhance personal safety and well-being

CHART NOTES



The Blue Valley neighborhood covers the area from 12th Street to I-70 and Van Brunt to I-435.

Neighborhood Slogans

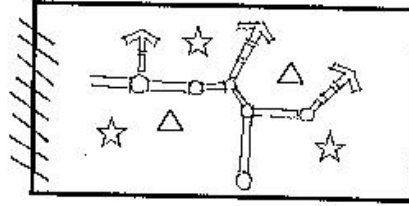
The attendees listed several slogans to describe their neighborhoods. The slogans helped the participants to identify how they viewed their community in which they live.

The selected slogan:

Together We Can!

Other suggested slogans:

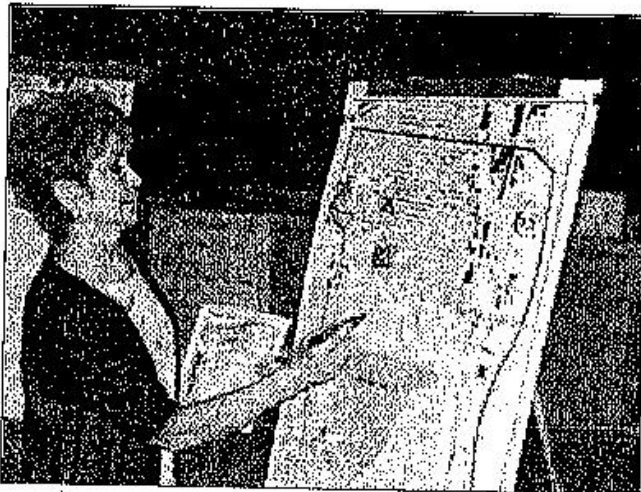
- Forgotten
- Blighted
- A Nice Place to Live
- Good Location
- Now Livable
- A Place to Learn and Play
- Many Faces



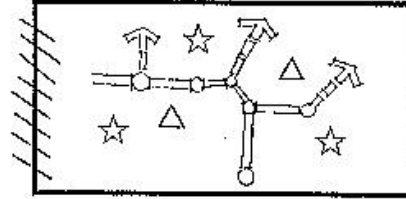
STEP 1: My Neighborhood Is

Workshop participants identified how they experience their neighborhood, and considered those things they want to protect, preserve or enhance in the neighborhood. They thought about the landmarks, paths, activity centers, districts, edges or barriers, and features. These were noted on a wall map.

- △ Landmarks — significant physical objects, like buildings or signs
- ++ Paths — routes people use to get places
- Activity centers — gathering places to do some activity
- Districts — areas of recognizable character
- /// Edges or barriers — a limit or boundary that prevents people from enjoying the neighborhood or something in it
- ☆ Features — things people like and would like to preserve or enhance



Blue Valley President, Nancy Tolbert, identifies physical assets on the map



Landmarks

- Elmwood Cemetery, Truman Road and Van Brunt
- St. Mary's Cemetery, 24th and Jackson
- St. Paul's School of Theology, 5123 Truman Road
- McCoy Elementary School, 15th and White Street
- Trailwoods Environmental Elementary School on East 17th Street
- J.A. Rogers Elementary School on East 23rd Street
- Former East High School, 1600 Van Brunt
- Fire Station Number 24, 2039 Hardesty
- First Regular Baptist Church, 2007 Hardesty
- Wesley Heights United Methodist Church, 1903 Hardesty
- Church of the Brethren, 1925 Hardesty
- Apostolic Church of God, 1917 Hardesty
- C.H. Nowlin Hall for Senior Citizens, 1905 Hardesty
- Blue Valley Park on 23rd Street
- Corrington Park on East 19th Street
- Van Brunt Park at 20th and Hardesty
- The Santa Fe Trail

Activity Centers

- Whatsoever Community Center
- HAZMAT Facility/Unit on Truman Road and Bennington
- Salvation Army
- Blue Valley Recreation Center
- Blue Valley Park, Van Brunt Park and Corrington Park

Districts

- Blue Valley Industrial Park with several new million dollar business
- Blue Valley Park

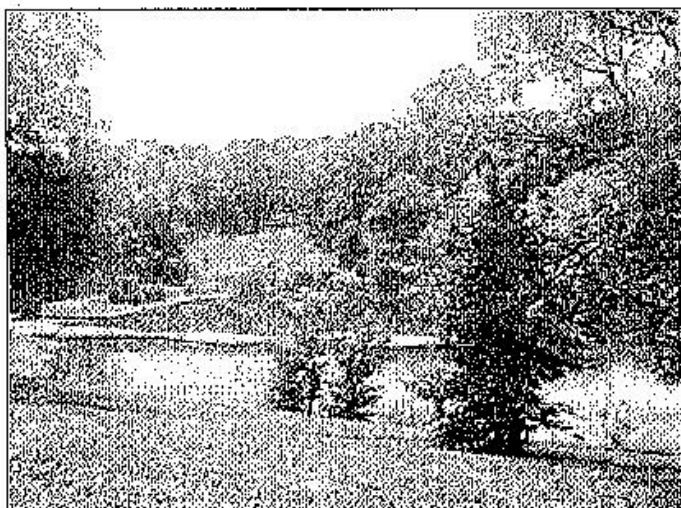
Edges or Barriers

- Truman Road at White Street
- 12th Street
- 23rd Street
- The 23rd Street Bridge
- Van Brunt Street
- Hardesty Street
- Topping Street
- Manchester Trafficway

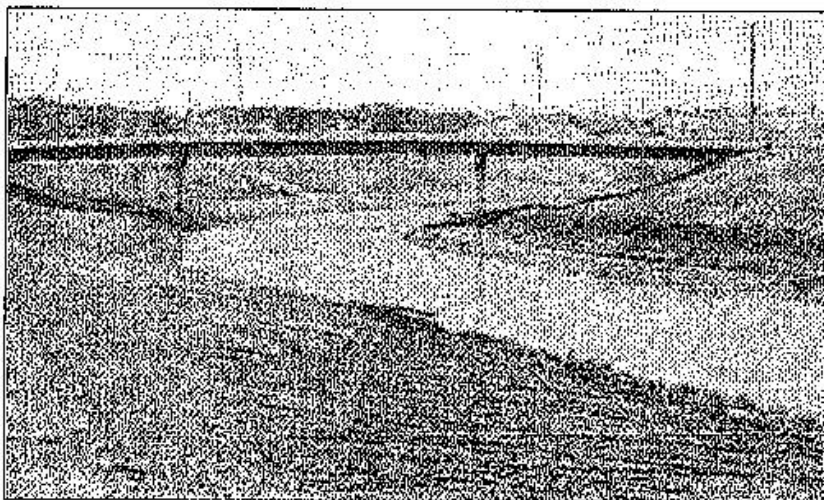
Features

- Blue Valley Park
- Van Brunt Park
- Corrington Park
- Santa Fe Trail

BLUE VALLEY IMAGES

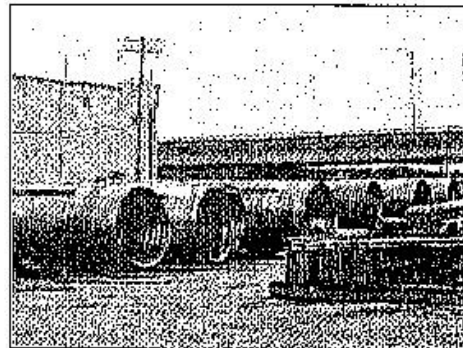
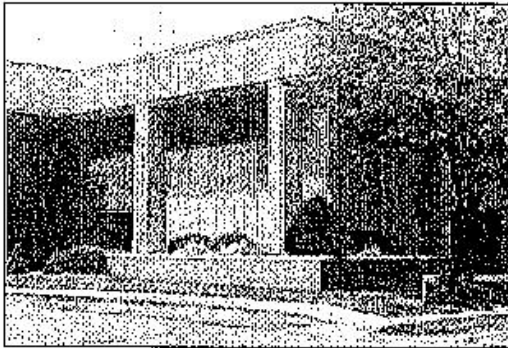


Landmark and Activity
Center: Blue Valley Park



Landmark and
Feature:
The Blue River

BLUE VALLEY IMAGES



Grain, Brock and Feed, one of the new "million dollar" businesses in the area



Repairs are being completed on the 23rd St. Bridge



Workshop participants expressed concern about the many thrift stores along Truman Road



STEP 2: If I Could Fix One Thing

In every neighborhood there are some things that need to be changed. These things stop residents from enjoying their neighborhood and from doing the things they like to do.

Below is the list of "fixes" that workshop participants said they would like to see in the Blue Valley neighborhood:

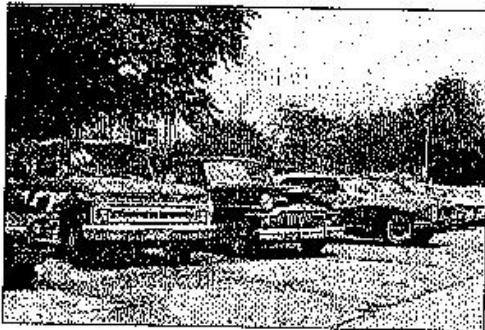
Public Works Issues

- Install curbs and sidewalks on: 16th Street from Belmont to Freemont; 17th Street at Truman and Belmont; 23 Street, and 27th Terrace
- Increase the number of street lights along 17th Street
- Install guardrail at 18th and Winchester (this is a private residence that is impacted by a great deal of public traffic)
- Prevent large commercial trucks (60 foot long) from driving on residential streets particularly Winchester and Bristol; trucks are destroying curbs and storm sewers.
- Provide a public swimming pool in the neighborhood
- Trim trees in the 6000 block of East 14th Street; 17th and Truman Road; and 15th Street between Topping and White
- Eliminate poor drainage (storm water run off) at the North end of Van Brunt Park;
- Clean and repair catch basins - Truman Road and Belmont intersection floods with every rain
- Trim Trees throughout Blue Valley Area and sweep up "gumballs" from the street
- Rehab single family homes to make them affordable for homeowners, NOT landlords
- Close bars at 1:00AM instead of to 3:00 AM



Code Enforcement

- Enforce housing maintenance codes against slum landlords
- Demolish vacant home at 1710 Bristol; 5824 East 15 Terrace
- Demolish vacant house at 5829 Truman Road; cut overgrown bushes, grass at that address
- Demolish house at 1720 Bristol that is vacant and uninhabitable
- Pick-up furniture and bulky items sitting out on sidewalk at house at 5824 East 15 Terrace,
- Cut overgrown bushes, grass in alley and along the fence at House at 5826 East 15 Terrace
- Cut weeds at house at 1617 Topping
- Repair or demolish empty boarded up building at 15th and White
- Clean-up the many trash bags in front of building at 14th and Topping



One of the many used car lots on Truman Road

Other Fixes

- Request that City Council or City Planning Department approve the Blue Valley Plan that was funded in 1996 by Kauffman Foundation
- Residents need to revitalize Block Clubs so that neighbors can work together on their concerns
- Increase KCPD patrol cars south of 23rd Street
- Residents need to work together to create places in the neighborhood that are safe for children to play
- Blue Valley Recreation Center could be better maintained. Residents want access to use this facility



Abandoned house and vacant lot in the 1600 block of Drury



STEP 3: My Neighborhood's Assets

Workshop participants identified assets. The assets include places, groups, organizations, equipment, skills, abilities, and any other things that add value to the neighborhood.

Community

- The "whole community " (its people and its buildings)
- Affordable single family housing
- Kansas City Police Department-East Patrol Division 5100 East 27 Street
- Captain Kevin Masters, KCPD, East Patrol Division

Schools

- McCoy Elementary School, Caring Community and other community partners within the School
- East High School
- St. Paul School of Theology
- Trailwoods Elementary School
- J.A. Rogers Elementary School
- Askew Elementary School

Parks

- Blue Valley Park
- Corrington Park
- Van Brunt Park

Places

- Nowlin Hall (housing for senior citizens) , 1921 Hardesty
- Lawndale Estates (housing for senior citizens)
- HazMat Fire Department Unit at Truman Road and Bennington- (residents fought to save the old fire station that was converted into the Hazmat facility)

Businesses

- Good child-care/preschools at Whatsoever Center and the Salvation Arm
- Reliable public transportation via Area Transportation Authority-ATA
- Fire Station Number 24, 19th and Hardesty Street

Streetscape

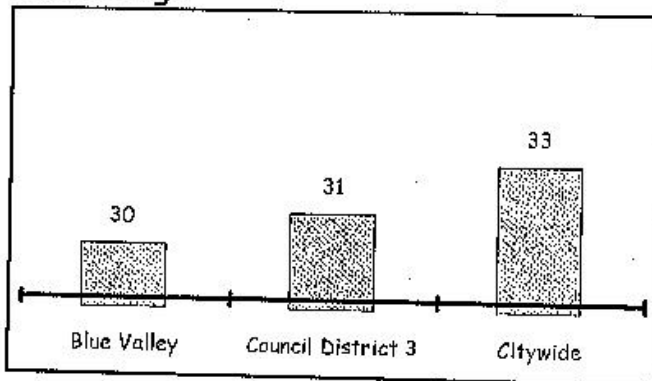
- Close, easy access to downtown via Truman Road
- Interstate 435



STEP 4: Facts About My Neighborhood

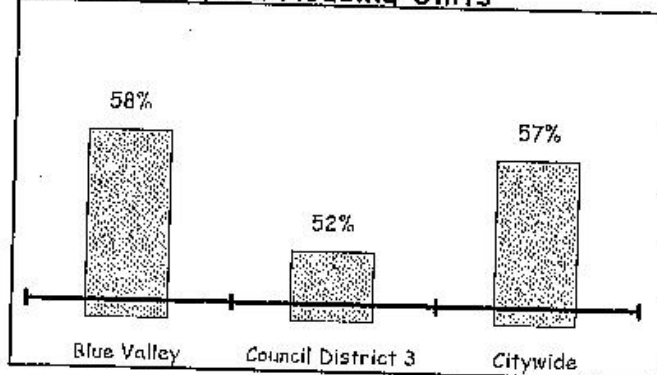
The information presented at the Blue Valley neighborhood assessment was from the 1990 U.S. Census and from 1998 information from the Kansas City, Missouri Police Department and the Kansas City, Missouri City Planning and Development Department. Below are the facts that participants said were surprising. (See the neighborhood assessment workbook for more detail.)

Median Age



Neighbors are surprised that the median age in their neighborhood is 30; it seems young for the area (but it is based on 1990 U.S. Census).

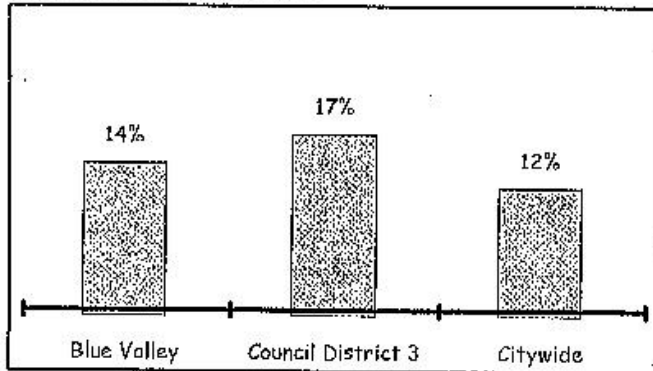
Owner Occupied Housing Units



Residents believe that homeownership has decreased since 1990.

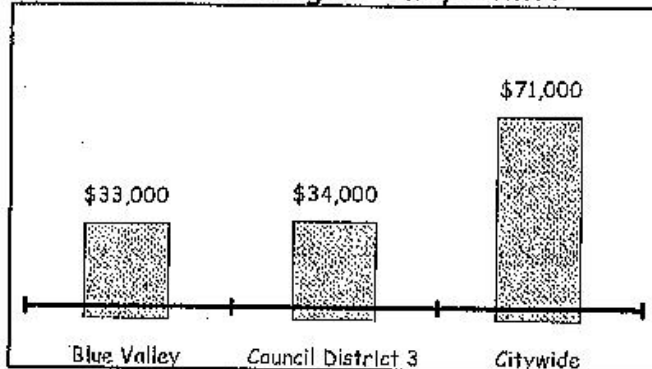


Vacant Housing Units

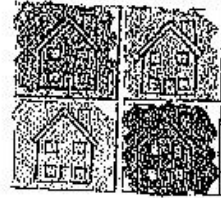


Statistics verified the need for neighbors to testify in Housing Court about the houses that are abandoned and vacant.

Median Value of Single Family Homes



Neighbors felt the median value of the homes in Blue Valley was too expensive for young families to purchase. However, landlords can easily buy and rent them. Participants felt landlords often do not provide proper maintenance of their rental property. This contributes to the comparable low median value.



STEP 5: Describing My Neighborhood

Those who attended the workshop were asked to vote on the neighborhood type that best described their neighborhood. Their choice was Redeveloping.

Redeveloping

I have watched my neighborhood decline for many years now. No longer are the commercial areas as vibrant with activity as they used to be. Many residents, businesses and institutions have moved away. Many owners do not bother or cannot afford to maintain their property. The vacant houses and properties are really noticeable.

The area is already served by public improvements such as water, sewer, and roads and would be a good opportunity to attract new businesses or homes and some of the older homes and businesses could be rehabilitated. Better maintenance of public areas, roads, and sidewalks would help.

Problems are hard to fix through our neighborhood association, a call to the City, or neighbors getting together to help one another. It will take a strong commitment from the residents as well as others in the community to help strengthen this neighborhood, but it can be viable again.



Blue Valley children: a reason to strive for neighborhood viability

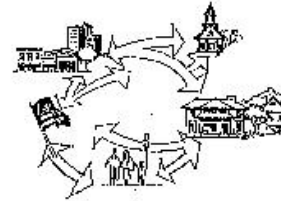


STEP 6: Making My Neighborhood Better

Blue Valley neighbors talked about specific actions the community can take to address the issues and challenges identified earlier in the assessment. They brainstormed ideas, concentrating on those actions that can be performed by the community to improve the neighborhood. Below is a list of all the ideas mentioned by workshop participants. They voted on the ideas that they most want implemented to make their neighborhood better.

Things **We** can do by ourselves:

- Form a block watch in each block to help with public safety concerns (such as suspicious drug activity)
- Maintain own property including curbs and sidewalks;
Residents need to apply through the petition process for new curbs and sidewalk improvements
- Become acquainted with newcomers in the neighborhood especially in the rental housing
- Teach children in the neighborhood the value of taking care of property
- Assist fellow residents with housing code complaints by attending Housing Court sessions and representing Blue Valley Neighborhood
- Call the Police to report illegal activity
- Increase participation in neighborhood events such as garage sales, clean-ups; youth events
- Take advantage of governmental systems and process, by writing letters to get the attention for their neighborhood concerns, such as code enforcement for homeowners; water services department for sewer repairs and cleaning catch basins

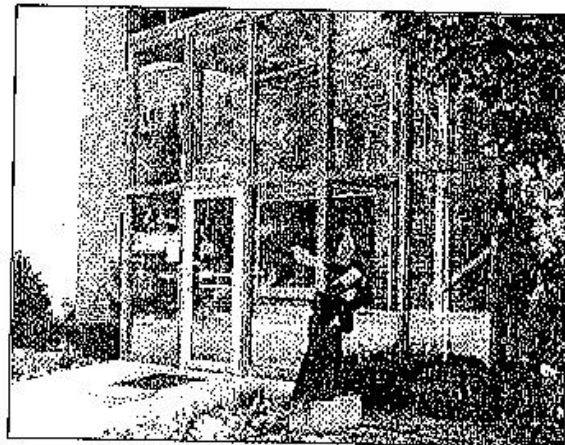


Things we can do with a **Partner:**

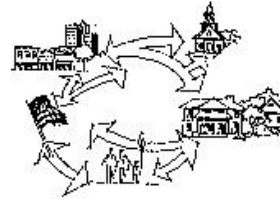
- Work with the Missouri Department of Family Services (DFS) who sponsors children's events that emphasize child and safety issues
- Participant in the annual "Night Out Against Crime" events that occur in August to address crime and other public safety issues
- Take advantage of UMB Bank's Home-buying classes to learn about the responsibility of homeownership. This would help residents to better care and maintain their property and will also help attract new homeowners to the area
- Encourage one another to attend free consumer credit counseling classes at St. Paul's School of Theology
- Partner with the Blue Valley Recreation Center on 18th and White, to allow the residents to use that facility to hold neighborhood and community meetings
- Discuss with the YMCA the possibility of a establishing a public swimming pool
- Become involved with the discussions and meetings concerning the proposed use of East High School, such as a charter school or a middle school
- Work with the Truman Road Corridor Association. Help them clean up in front of their (Truman Road) businesses
- Work with Minute Circle Center at 24th and Elmwood to develop youth programs and activities at the Minute Circle site



New Haz Mat fire station facility



Restored business building in Blue Valley Industrial Park



Things the **City** should do:

Code Enforcement

- Address boarded up houses and enforce housing codes throughout Blue Valley
- Approve the Blue Valley Neighborhood Plan that was funded by Kauffman Foundation 1996
- Work on rehabbing the Blue Valley Community Center, 18th and White Street, so that it can be used as a community center again

Public Works

- Complete the repairs on the 23rd Street Bridge and announce the reopening of the bridge
- Announce the reopening of Manchester Traffic Way (currently under construction)
- Repair curbs and install sidewalks throughout Blue Valley area
- Trim trees throughout Blue Valley area
- Clean catch basins that flood along Truman Road

Police Department

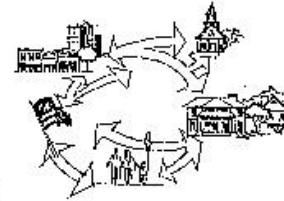
- Increase police patrol in Blue Valley Park; Truman Road and Belmont where prostitution activity occurs

Parks & Recreation

- Update/refurbish Blue Valley Park with recreation trails, bicycle paths, jogging paths, playground equipment, picnic areas, etc.

Truman Road Corridor Improvements

- Revoke business operation permits for several of the businesses on Truman Road, such as the thrift stores, flea markets, used car dealers



Thinking about Truman Road

The boundaries of the Truman Road Corridor Study are from Truman Road and I-70 at Indiana, to I-435; the study includes both the north and south sides of the street.

Before the workshop concluded, residents took some time to consider ideas relative to the upcoming Truman Road Corridor Study. The success of the Corridor will depend upon enhancing the housing, services, retail businesses, and social activities along Truman Road. It should compliment residents' efforts to improve their neighborhood. Participants suggested the following:

- Attract restaurants (not fast-food) within walking distance on Truman Road
- Attract movie theatres/family entertainment
- Beautify and landscape along Truman Road; develop additional green space, parks along Blue River
- Refurbish parks in the area that are in poor condition; upgrade with running paths, bike trails, additional lighting
- Remodel the boarded up and unused buildings on Truman Road
- Replace some of the area with "mini-strip mall" (clothing, shoes, dry cleaners, deli, etc.) rather than so many used car lots
- Eliminate all of the junk cars and junk car yards/lots on Truman Road
- Consolidate all the used car lots to one particular location or area on Truman Road
- Revoke permits that allow 40 foot trailers to park in front of business, blocking traffic flow along Truman Road or create an exclusive lane on Truman Road where large commercial vehicles can safely pull-over out of traffic
- Clean up broken glass and other auto part fragments from Truman Road after accidents occur; either request police department or the tow truck companies to do this. Broken glass and auto part fragments create hazards for driving.
- Request the Police Department to step up patrol on Truman Road and Belmont where there is prostitution activity
- Create a "buffer" or some type of barrier from train tracks to reduce noise level from passing trains; noise is disturbing to the neighborhoods

Neighborhood Assessment Participants

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Thanks to the following persons and organizations that helped to make the Blue Valley Neighborhood Assessment possible:

- Blue Valley Neighborhood Association
- Councilmember Mary Williams-Neal, Third District
- Councilmember Troy Nash, Third District-at-Large
- George Cooper, LINC, Comprehensive Neighborhood Services (McCoy School Caring Communities)
- McCoy Elementary School and staff
- The Northeast News



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Robert L. Collins, *City Manager*

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Second District-at-Large
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Fifth District
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Exercise

Write a Community Involvement Plan

Environmental Justice (EJ) and citizen participation are important factors to consider when planning for brownfields redevelopment. Use this checklist to help write a community involvement plan for your project.

- ☐ Do you already know of potential environmental justice concerns? What are they?
- ☐ What is your budget for EJ research?
 - review historical records
 - contact people who know the site's political and social history
- ☐ What is your budget for citizen participation?
 - outreach, advertising
 - activities, events, meetings
 - preparation of visual aids and/or summaries of documents for the public
 - collecting, analyzing, and documenting citizen input
 - cost for translators, if needed
- ☐ What are your time constraints? Make a timeline to indicate when EJ research is to be completed and when community outreach activities will occur
 - When will the community living in the vicinity of the site be informed regarding redevelopment plans?
 - What is the last date for taking citizen input?
 - When will final decisions be made?
- ☐ Who are the stakeholders? How will you contact them? Name and provide contact information for key stakeholders.
 - local residents
 - local businesses
 - neighborhood associations
 - school, religious, civic and other non-government organizations
 - healthcare providers
 - elected or appointed officials
 - others
 -

- ☐ What decisions will stakeholders consider?
 - types of development for the site
 - green space requirements, community amenities
 - requirements for incoming businesses regarding hiring practices or wages
 - job training for the community
- ☐ How will you ask for citizen participation? What forms of communication work best for the stakeholders?
 - newspapers
 - community newsletters
 - notices displayed in stores, libraries, churches, community bulletin boards, and other public locations
 - announcements on radio, or community television programs
 - telephone calls
 - direct mailings
 - door-to-door personal invitations
 - announcements on community websites
- ☐ What methods will you use to give information and receive input from stakeholders?
 - public meetings
 - informative or educational workshops
 - open house or community fair
 - site tours
 - a website to post news and documents
- ☐ When (time of day/which day of the week) will outreach activities be scheduled? What works best for the majority of the stakeholders?
- ☐ Anticipate and prepare for questions from stakeholders. Who will prepare fact sheets and other written materials? Who will be available to answer questions?
- ☐ How will you evaluate the effectiveness and relevancy of your community outreach program?
 - formal community surveys
 - documentation of comments and feedback